

THE RICHMOND FARM

496[±] ACRES, MCHENRY COUNTY, ILLINOIS



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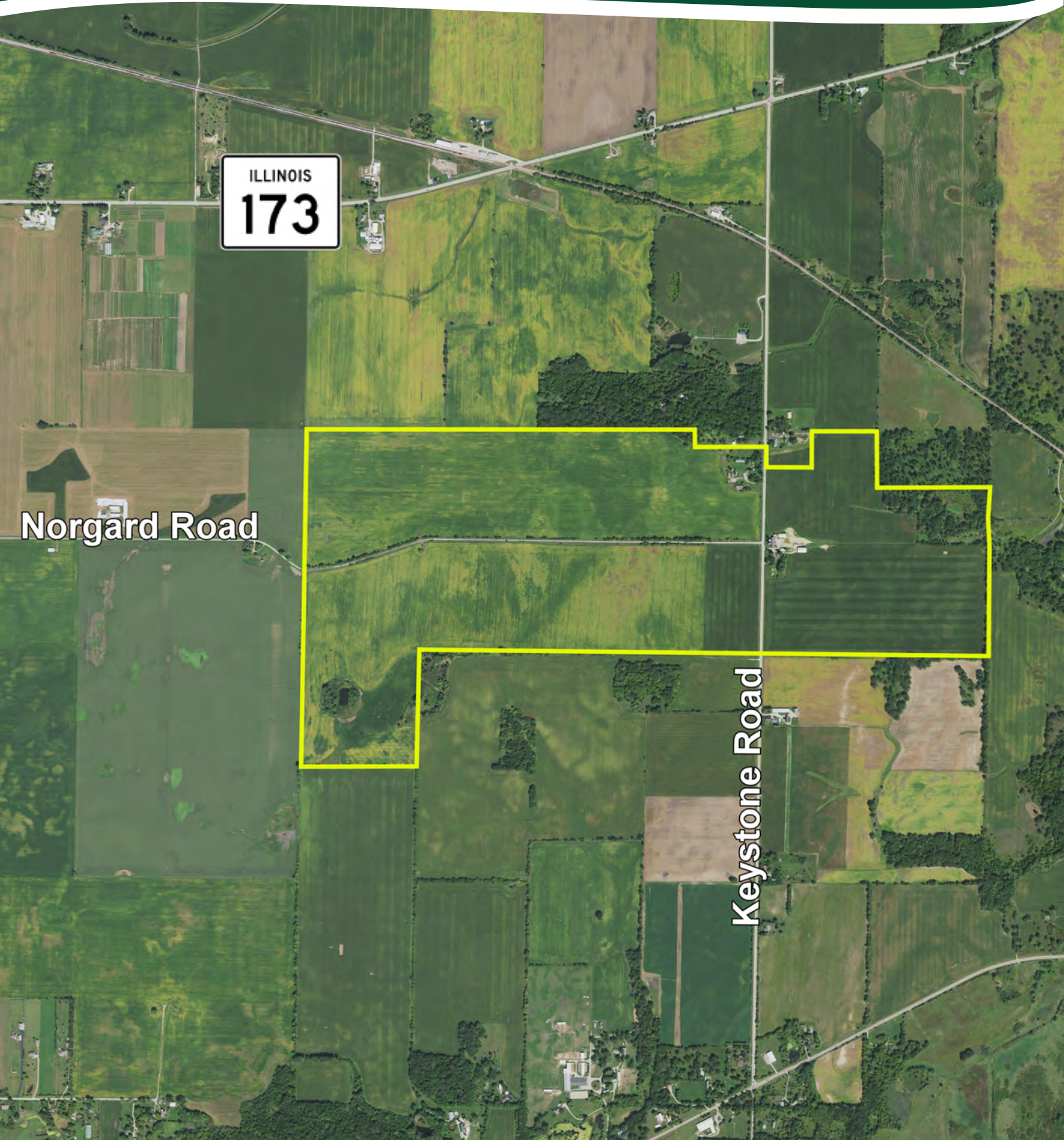
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THE RICHMOND FARM

AERIAL MAP



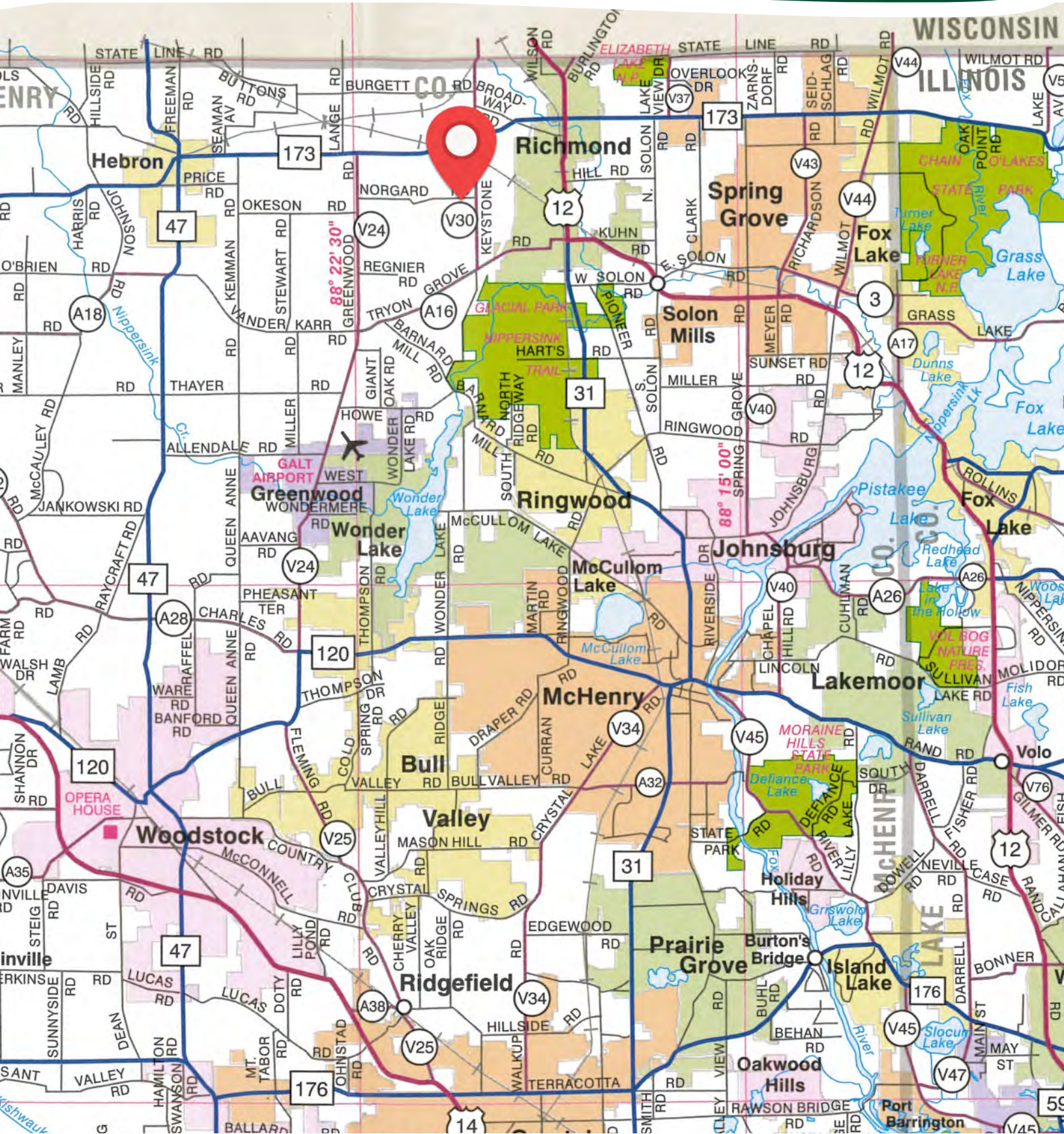
ILLINOIS
173

Norgard Road

Keystone Road

THE RICHMOND FARM

HIGHWAY MAP



THE RICHMOND FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 39 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Richmond (1/16 mile east), Hebron (3 1/2 miles west), and Wonder Lake (3 1/4 miles south).
FRONTAGE	There is approximately 1 mile of road frontage on Norgard Road and 1/2 mile on Keystone Road.
MAJOR HIGHWAYS	Illinois Route 173 is 1/2 mile north, U.S. Route 12 is 1 mile east, and Illinois Route 47 is 4 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Richmond Farm is located in Part of the Southwest Quarter of Section 17, Part of the South Half of Section 18, and Part of the Northwest Quarter of Section 19, Township 46 North – Range 8 East (Richmond Township), McHenry County, Illinois.
TOTAL ACRES	There are a total of 496.37 acres, more or less, according to the McHenry County Assessor.
TILLABLE ACRES	There are approximately 457.81 tillable acres according to the McHenry County FSA.
SOIL TYPES	Major soil types found on this farm include: Pella silty clay loam, Ringwood silt loam, and Elburn silt loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$12,950 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Richmond Farm.

THE RICHMOND FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$29,936.84. The tax parcel numbers are: #04-17-300-006, #04-17-300-007, #04-17-300-008, #04-18-300-001, #04-18-400-002, #04-18-400-003, #04-18-400-004 & #04-19-100-001.
ZONING	The property is zoned A1-Agriculture.
IMPROVEMENTS	Property includes two building sites, each with a single family home and several outbuildings. These homes are located at 9304 Keystone Road, Richmond, IL 60071 & 9409 Keystone Road, Richmond, IL 60071. All improvements are being sold as-is. Additional information is available upon request.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE RICHMOND FARM

PROPERTY PHOTOS



THE RICHMOND FARM

PROPERTY PHOTOS



THE RICHMOND FARM

9304 KEYSTONE ROAD, RICHMOND, IL



THE RICHMOND FARM

9409 KEYSTONE ROAD, RICHMOND, IL



THE RICHMOND FARM

SOILS INFORMATION

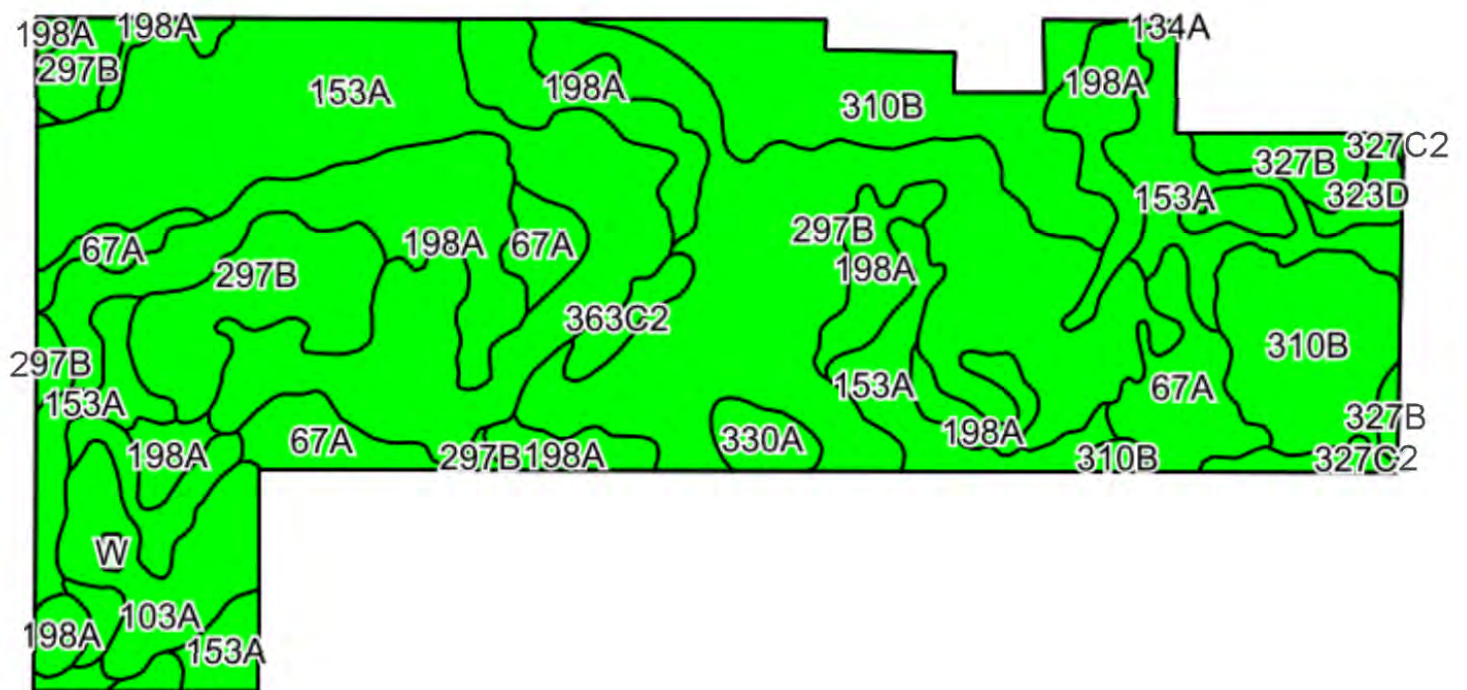
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
153A	Pella silty clay loam	138.38	136
297B	Ringwood silt loam	112.85	128
198A	Elburn silt loam	84.09	143
310B	McHenry silt loam	52.70	114
67A	Harpster silty clay loam	29.42	133
103A	Houghton muck	15.60	130
626A	Kish loam	8.64	124
330A	Peotone silty clay loam	4.82	123
363C2	Griswold loam	4.33	111
327B	Fox silt loam	3.67	108
327C2	Fox silt loam	3.18	104
134A	Camden silt loam	0.13	119
WEIGHTED AVERAGE:			131.3

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE RICHMOND FARM

SOILS MAP



[illegible]

THE RICHMOND FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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REAL ESTATE SERVICES



United States
Department of
Agriculture

McHenry County, Illinois



Common Land Unit	
	Non-Cropland
	Cropland
	Tract Boundary
	CRP
Wetland Determination Identifiers	
	Restricted Use
	Limited Restrictions
	Exempt from Conservation Compliance Provisions

2023 Program Year

Map Created May 03, 2023

Farm 1176

Tract 1616

Tract Cropland Total: 327.90 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

McHenry County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Program Year

Map Created May 03, 2023

Farm 8871
Tract 12256

Tract Cropland Total: 129.91 acres

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ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1176
Prepared : 7/12/23 3:37 PM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
342.30	327.90	327.90	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	327.90		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	289.30	0.00	140	
Soybeans	33.00	0.00	45	
TOTAL	322.30	0.00		

NOTES

Tract Number : 1616

Description : L-2/T46N-R8E-18,19
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
342.30	327.90	327.90	0.00	0.00	0.00	0.00	0.0

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1176
Prepared : 7/12/23 3:37 PM CST
Crop Year : 2023

Tract 1616 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	327.90	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	289.30	0.00	140
Soybeans	33.00	0.00	45
TOTAL	322.30	0.00	

NOTES

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ILLINOIS

MCHENRY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8871

Prepared : 7/12/23 3:36 PM CST

Crop Year : 2023

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 17-111-2016-68
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
151.20	129.91	129.91	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	129.91		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	13.06	0.00	49	
Corn	115.23	0.00	136	0
TOTAL	128.29	0.00		

NOTES

Tract Number : 12256

Description :
 FSA Physical Location : ILLINOIS/MCHENRY
 ANSI Physical Location : ILLINOIS/MCHENRY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : 17-111-2016-67

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
151.20	129.91	129.91	0.00	0.00	0.00	0.00	0.0

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8871
Prepared : 7/12/23 3:36 PM CST
Crop Year : 2023

Tract 12256 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	129.91	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	13.06	0.00	49
Corn	115.23	0.00	138
TOTAL	128.29	0.00	

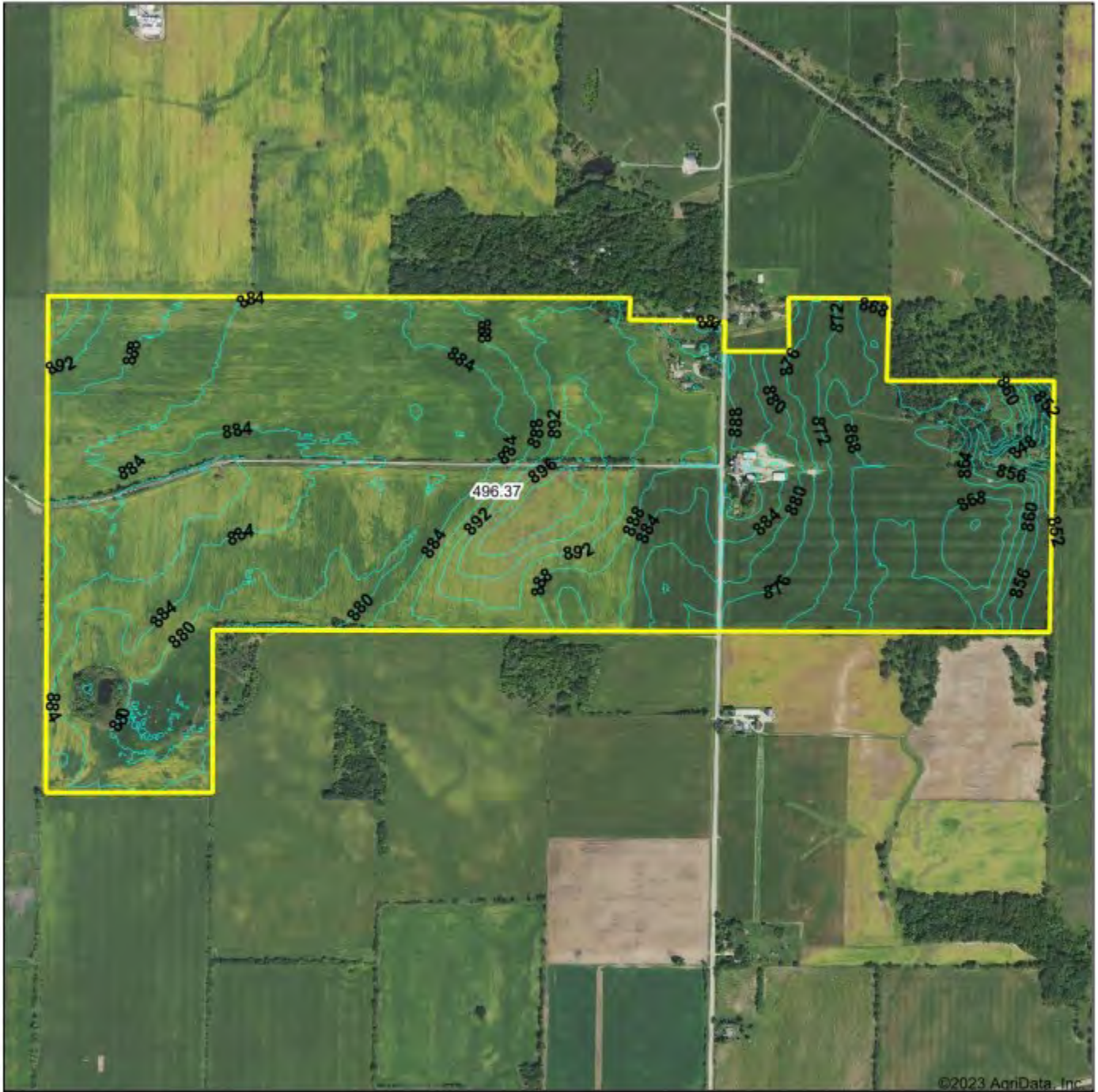
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TOPOGRAPHY MAP



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Maps Provided By



CUSTOMER ONLINE MAPPING
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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 836.5

Max: 903.6

Range: 67.1

Average: 881.6

Standard Deviation: 9.88 ft

0ft 1234ft 2469ft

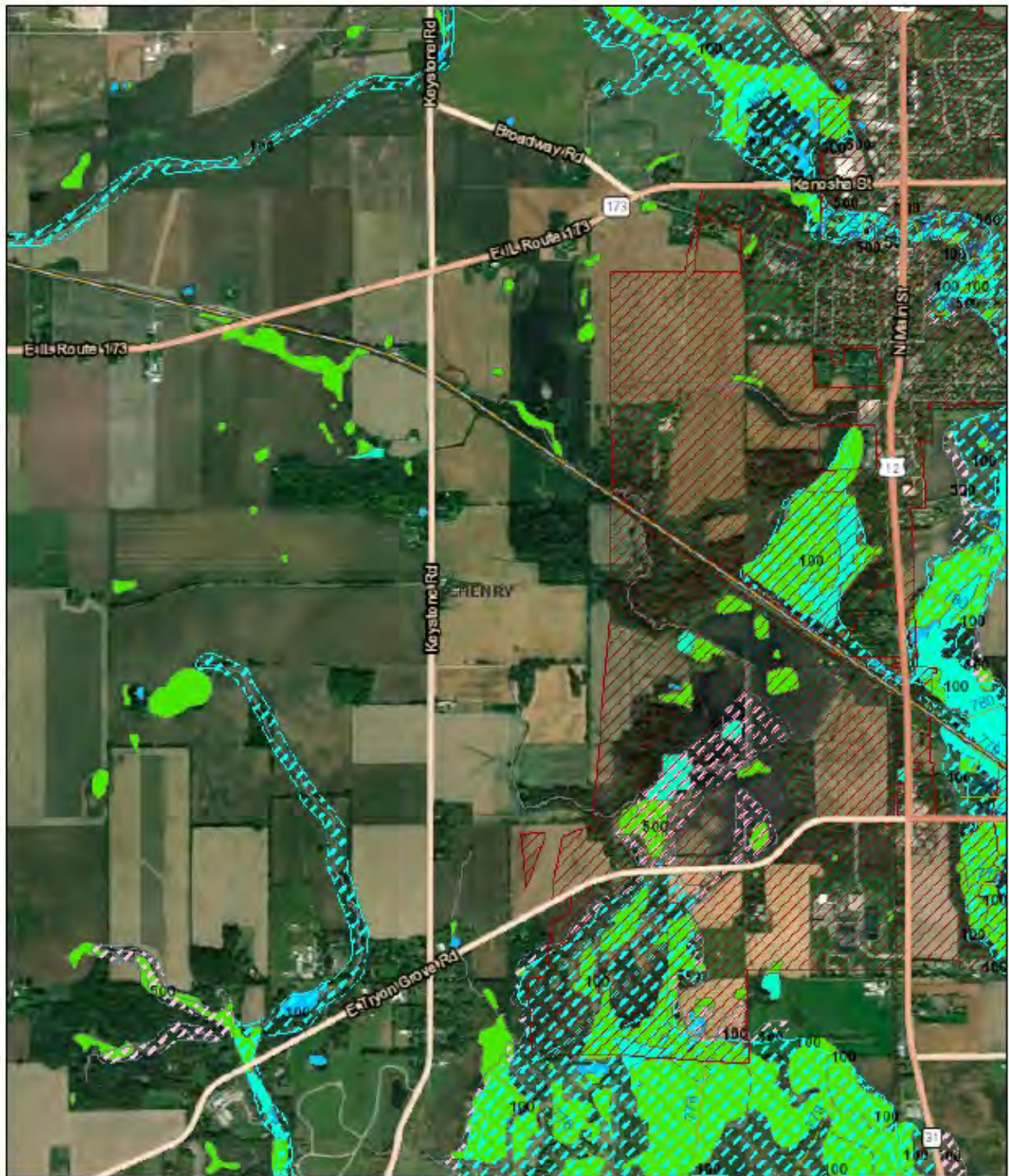


7/6/2023

18-46N-8E
McHenry County
Illinois

Boundary Center: 42.459721, -88.340279

WETLANDS & FLOODPLAIN MAP



July 6, 2023

National Wetland Inventory 2018

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Riverine

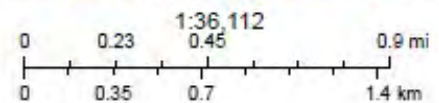
Other

FEMA Floodzones

100

500

FEMA Floodzone Elevation



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Resource Management Mapping Service (<https://www.rmms.illinois.edu>)



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